

**WEST VALLEY CITY
PLANNING COMMISSION
MINUTES**

March 26, 2008

The meeting was called to order at 4:03 p.m. by Chairman Harold Woodruff at 3600 Constitution Boulevard, West Valley City, Utah

WEST VALLEY CITY PLANNING COMMISSION MEMBERS

Harold Woodruff, Brent Fuller, Jack Matheson, Terri Mills, Phil Conder, Mary Jayne Davis and Jason Jones

ABSENT: Dale Clayton

WEST VALLEY CITY PLANNING DIVISION STAFF

John Janson, Steve Lehman, Hannah Thiel, and Karon Jensen

WEST VALLEY ADMINISTRATIVE STAFF:

Nicole Cottle, Deputy City Attorney

AUDIENCE

Approximately fifteen (15) people were in the audience

SUBDIVISION APPLICATION:

S-9-2007

**Westridge Estates Phase 4 - Amended
5730 West 5400 South
R-1-7 Zone**

BACKGROUND

Ivory Homes, is requesting an amendment to the Westridge Estates Phase 4 Subdivision. The purpose for the amendment is to correct a number of errors on the recorded plat.

STAFF/AGENCY CONCERNS:

There are no staff or agency concerns with this application.

ISSUES:

The Westridge Estates Phase 4 Subdivision was recorded with the Salt Lake County Recorder's Office in October 2007. Subsequent to the recordation of this plat, staff learned that the recorded plat does not match the approved plat by the City.

As part of the City's approval of the subdivision plat, a number of notes were required as part of the approval process. These notes were to address issues related to the subdivision's proximity to the golf course and USANA amphitheater. In addition, notes regarding drainage easements were also left off the recorded plat. Further exploration revealed that the approved cul-de-sac radius of 52 feet was actually recorded at 53 feet.

This problem came to light as the City Engineer was responding to a grading and drainage issue with the developer's engineer. Upon learning of these problems, staff has determined the best way to resolve the above mentioned errors would be to amend the recorded subdivision plat. Therefore, the amended subdivision plat will do the following:

1. Add certain notes that were omitted from the recorded plat.
2. Provide language and locations of new drainage swales.
3. Vacate a 1-foot strip in the Right-of-Way for each cul-de-sac.

Anytime there is a modification to a recorded plat, City ordinance requires that the Planning Commission forward a recommendation on to the City Council. The amendment of this plat will then be recorded to correct the absent notations and to establish new drainage swale easements.

STAFF ALTERNATIVES:

- A. Approval of the plat amendment.

- B. Continuance to allow for more discussion regarding the application.

Applicant:

Ivory Homes

Discussion: Steve Lehman presented the application. The Planning Commission had no further questions.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Mills moved for approval

Commissioner Fuller seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-9-2007– Approved

S-10-2008

Jacketta Acres Subdivision Phase 4 – Amending lots 4-6 Jacketta Acres 2nd

Amended

6041 West Parkway Blvd.

A Zone

13 Lots

10.65 Acres

BACKGROUND

Mr. Jim Jacketta, is requesting preliminary and final plat approval for the Jacketta Acres Phase 4 Subdivision. The proposed subdivision will also amend lots 4-6 of the Jacketta Acres 2nd amended plat. The proposed subdivision is bordered on the north by Parkway Blvd., the east by future residential housing, the south by single family development and the west by agricultural zoning.

STAFF/AGENCY CONCERNS:

Fire Department:

- Fire hydrants to be installed in accordance with the Uniform Fire Code.

Granger Hunter Improvement District:

- Project will need an availability letter for water, sewer and fire protection.
- Subject to design and review inspections.

Utility Agencies:

- Subject to all standard easement locations.

Public Works:

- Authorization required of ditch/water users for any abandonment, relocation, piping or any other modifications to existing ditches or irrigation structures.
- Dedication and improvements required along Parkway Blvd.
- Coordinate storm water drainage with Public Works.
- Follow recommendations in soils report.

Building Inspections:

- Follow recommendations in soils report.

ISSUES:

The developer is proposing a preliminary and final subdivision consisting of 13 lots on 10.65 acres. This equates to an overall density of 1.2 units per acre. Lot sizes range from 21,784 to 86,392 square feet. All lots meet or exceed area and frontage requirements of the A Zone.

Lots 111-113 were platted in previous Jacketta Acres Subdivisions. However, public improvements along Parkway Blvd. were not required at that time. As they will be required this time, the applicant has decided to include all lots in the boundary of the subdivision. Plan and profile drawings will include all lots fronting Parkway Blvd.

Access to the subdivision will be gained from Parkway Blvd. and from an existing stub street to the east. This stub street was a requirement of the Foxwood Park Subdivision. The location of this stub was critical not only for access but for storm water drainage. In turn, this subdivision will provide a stub for property to the west. The connection to this stub will eventually provide secondary access to Parkway Boulevard.

The cross section to be used throughout the subdivision will consist of a standard 54-foot right-of-way. This will allow a 5-foot parkstrip and 5-foot sidewalk. The developer will need to coordinate the connection of new improvements with those planned for the Foxwood Park Subdivision. The developer will need to coordinate the dedication and improvements along Parkway Blvd. with the City Engineering Division.

The subdivision is located in an area that has historically demonstrated a high water table. A soils report has been submitted to address this issue. Ground water was encountered at depths ranging from 6 to 8 feet. Although fairly shallow, basements and/or partial basements could be constructed here. The soils report indicates that there is a possibility the site would be raised with fill. Although staff has been unable to verify this, any amount of fill would increase the likelihood of basement construction. However, if the developer does fill the property, certain construction standards will be applied.

Housing for this development will be in accordance with the recently adopted single family design standards. Staff is not sure if the developer intends to build at this location or will plat the subdivision and sell lots to one builder or multiple builders. The applicant has informed staff that he is contemplating adding development standards to be used in the subdivision. At this time, staff is unaware of what these standards will be. They can either be addressed as part of the conditions of approval, or through private CCR's. Staff will update the Planning Commission during the pre-meeting.

The proposed subdivision is zoned A. This zone requires that the minimum lot size be 21,780 square feet and that the frontage of all lots be 100 feet. All lots meet these requirements. Lot 112 is the current residence of the applicant. The shape of this lot was questioned during the Planning Commission's study session. In discussing this matter with Mr. Jacketta, staff learned that this property is to serve two purposes. First, it is to buffer new residential housing from lots adjacent to Parkway Blvd. Second, it has been designed this way for Mr. Jacketta to continue keeping animals on the property. The property width and depth could be subdivided in the future as a flag lot. Although Mr. Jacketta does not anticipate doing this, the

City ordinance requires fencing adjacent to agriculturally zoned properties. This requirement is generally applied for non-agricultural subdivisions. In this case, a chain link fence exists along the south boundary and one is proposed along the east boundary as a requirement of the Foxwood Park subdivision. As property to the west is also zoned agriculture, fencing will not be required along this boundary.

ALTERNATIVES:

- A. Approve the Jacketta Acres Phase 4 Subdivision and an amendment to lots 4-6 of the Jacketta Acres 2nd Amended Subdivision subject to the following conditions:
 1. That compliance be made with Granger Hunter Improvement District regarding water line extensions, sewer connections and fire protection.

2. That the subdivision name and interior street names be approved by Salt Lake County.
 3. That recommendations outlined in the soils report be followed. If fill is brought to the site, coordination with the Engineering and Building Divisions shall take place.
 4. That interior street widths and cross sections be reviewed and approved by the Public Works Department.
 5. That all matters pertaining to any existing irrigation system be addressed with the Public Works Department.
 6. That the developer coordinate storm drain concerns with the Public Works Department.
 7. That Parkway Blvd. and all interior streets be dedicated and improved according to plan and profiles approved by the City Engineering Division.
 8. That all dwellings comply with Section 7-14-105 of the City Code regarding housing standards.
 9. That the developer resolve all staff and agency concerns.
- B. Continuance to allow the developer an opportunity to address issues raised during the public hearing.

Applicant:

Jim Jacketta
6041 W. Parkway Blvd.
West Valley City, UT 84118

Discussion: Steve Lehman presented the application. Commissioner Matheson stated that Parkway Blvd. is being improved along the frontages and questioned if this project is being built in coordination with the ultimate right-of-way on Parkway Blvd. Mr. Lehman replied yes. The Planning Commission had no further questions of Mr. Lehman or the applicant, Jim Jacketta.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval subject to the 9 staff conditions.

Commissioner Conder seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-10-2008– Approved

S-11-2008

Honeywell Subdivision Plat A

4603 West 2100 South

M Zone

BACKGROUND

RB&G Engineering, representing the property owners, are requesting preliminary and final plat approval for the Honeywell Subdivision Plat A.

The proposed subdivision is located in the manufacturing zone adjacent to 2100 South. At the present time, the property consists of one parcel approximately 14.4 acres in size. An existing building is located on lot 2 behind Johnson Matthey Inc. The proposed subdivision will divide the existing parcel into 3 separate lots.

Access to lots 1 and 2 will be gained from 2100 South. Although lot 2 will gain access from 2100 South, it will be a flag lot in the subdivision. Lots 1 and 2 contain 3.3 and 5.4 acres respectively. Lot 3 will gain access from a private street to the west and consists of 5.6 acres. Lot 3 will be purchased by C.R. England Company. As C.R. England owns the private road and property to the west, creating this lot without frontage along 2100 South is acceptable.

During the study session, a question was raised about the possibility of 2400 South being extended to the east to the Liljenquist property. Staff explained that this issue surfaced while discussing the development of the Liljenquist property to the east of the proposed subdivision. During these discussions, thoughts about the extension of 2400 South were explored. One of these suggestions placed the road along the south boundary of what will be lot 3 of this subdivision.

The developer of the Liljenquist property mentioned that they don't necessarily need this extension to be successful. However, they did state, as well as the City's Economic Development Division, that there could be benefits to property owners if this road was extended at some point in the future. Staff believes that the lack of information regarding this issue is reason enough to hold off on placing a condition about preserving a right-of-

way that has yet to be defined, or even never built.

Because this application is a commercial subdivision, staff and agency comments will be addressed during the permitted and/or conditional use processes. The subdivision plat will illustrate easements and access information applicable to the division of this property.

RECOMMENDATION

1. Approve the Honeywell Subdivision Plat A subject to a resolution of staff and agency concerns.
2. Continue the application in order to address concerns raised during the public hearing.

Applicant:

Katie Doyle
1435 W. 820 N.
Provo, UT

Discussion: Steve Lehman presented the application. Commissioner Jones stated that C.R. England owns lot 3 and questioned if they are able to have ownership without the subdivision. The applicant, Katie Doyle, stated that there is a purchase agreement in process for C.R. England to purchase the property after the subdivision plan is complete.

Commissioner Mills asked what would happen if C.R. England no longer utilizes the private drive that accesses lot 3. Mr. Lehman replied that the right of way that exists on the west boundary of the subdivision could be used because it is the correct access for the subdivision listed with the City. If C.R. England abandoned the private road, there are several other configurations that would provide adequate access. Mr. Lehman explained that when the project is developed, access will be required. Commissioner Matheson asked if a traffic study needs to be conducted on the frontage road. Mr. Lehman was unsure but doubted that a traffic study would need to be performed with this project but added that it may be beneficial when future developments enter the area.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Fuller moved for approval subject to the resolution of staff and agency concerns.

Commissioner Jones seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – S-10-2008– Approved

CONDITIONAL USE APPLICATIONS:

C-9-2008

Tousley Apartments

3244 South 3600 West

Multi-Family Residential Zone, 1.145 acres

Staff Presentation by Hannah Thiel, Planner I

Background

Randy and Michele Tousley are requesting a conditional use approval for a town home apartment building located at 3244 South 3600 West. This project has one new building proposed with 6 new units of approximately 1450 square feet of living space each. The project also has an existing five unit building and two existing four unit buildings with a total of approximately 6400 square feet of living space. There are a total of 19 units proposed on this site (Essentially 16.7 dwelling units per acre). The existing buildings are required to make some changes to the exterior elevations as required in the development agreement put together as part of this property's rezone application (Resolution 08-79). Exhibits B through D are attached. The new apartment building measures approximately 24.75 feet tall where 25 feet is the maximum height in the RM zone. An apartment building is a conditional use in the 'RM' or Residential Multifamily zone. This property occupies a total of 1.145 acres of land. The General Plan designates this property as a high density residential use.

The applicant has supplied 41 parking spaces on site. The ordinance requires 38 parking spaces for this use. One space on the South side of the project next to the street is proposed to be removed and replaced with landscaping, leaving 40 parking spaces on site. The applicant plans to be apart of the West Valley City Good Landlord Program and obtain a license for the apartments. There are not currently plans for signs for this site. Currently, an existing chain link fence surrounds the property. By ordinance, a six foot tall masonry fence is required next to parking areas. The applicant verbally proposed a vinyl fence around the property that would continue in front of the section of masonry wall next to the parking areas to create a more uniform appearance to the project. The applicant has also indicated that they are willing to fulfill the standards of the West

Valley City Ordinance.

The property on every side of 3244 South 3600 West is zoned 'R-1-8' (Single Family Residential, minimum lot size of 8,000 square feet) and are designated Low Density Residential under the General Plan. As the surrounding uses are zoned and designated in the general plan as residential uses, and the site is currently used for multi-family housing and this project will significantly increase the aesthetics of the site, staff does not see this use adversely affecting neighbors or neighboring zones.

Planning Commission Concerns

At the Study Session on March 19, 2008, the Planning Commission showed concern regarding the lack of windows on the North and South elevations of the new apartment building. The concern was based on the pedestrian trail passing these elevations and having no visibility. Another concern was that the manager/owner of the project should live in the end unit that is adjacent to the open space area on the Northwest side of the property.

Recommendations/ Staff Alternatives

- Approval subject to any issues raised at the public hearing as well as the following conditions:
 1. That a window be placed on the first and second floor of the new apartment building on the side (North and South sides) elevations.
 2. That all requirements of the development agreement (resolution number 08-79) for this property be met.
 3. Where a six foot tall masonry fence is required by parking areas, that a six foot tall masonry fence be extended from the parking areas around the entire property to create a cohesive feel for the project; or, that a vinyl fence, as proposed by the applicant, be extended in front of the required masonry walls, by the parking areas, around the entire property to create a cohesive feel for the project.
 4. That the existing tree in the front yard be permitted to remain and counted towards the minimum number of required trees along the street. This tree is not one of the specific trees required along the street by the high image arterial street ordinance, but it is a mature tree that could have a positive impact on the landscaping along the street.
 5. That the owner/manager occupy the end unit adjacent to the open space area on the Northwest side of the property.
 6. That complete and revised development plans shall be submitted that are in compliance with all city ordinances and codes of all West Valley City departments.
 7. That the applicant shall submit a building permit application for signs desired on the site. All signs shall be in compliance with regulations for signs contained in Title 11 of the West Valley City Code.

8. That a valid West Valley City Good Landlord License be reviewed and approved prior to any and all renting functions at this location and after all building permits and a certificate of occupancy have been reviewed and approved.
 9. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.
- Continuance, for resolution of any issues that may arise at the public hearing; and/or to review complete architectural elevations.

Applicant:

Randy Tousely
3244 S. 3600 W.
Apartment C-8
West Valley City, UT 84119

Discussion: Hannah Thiel presented the application. Commissioner Matheson asked if any additional lighting will be added in the parking area. The applicant, Randy Tousely, replied that more lighting will be included and everything will meet all the appropriate requirements.

Commissioner Davis stated that she approves of more trees being added and asked if a balance will be created with the existing tree. Mr. Tousely stated that there is a limit to the size of the new trees but he is coordinating with the landscaping developer to determine the most attractive and beneficial option. Commissioner Mills added that the existing tree is an attractive asset that provides shade in the summer to help prevent cooling costs.

Commissioner Mills questioned the type of fencing that will be used. Mr. Tousely stated that a masonry wall will be used next to parking and that a vinyl fence will be added around the property to create a more cohesive feel and provide some consistency. Mr. Tousely added that a masonry wall is very expensive but he wants this small area to look as nice as possible. Mr. Tousely explained that extra money in his budget is going toward upgrading existing buildings. Mr. Tousely assured that when everything is done, the fence will be attractive. Mr. Tousely added that there is more parking in the new plan which will decrease congestion and allow for more guest parking.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Conder moved for approval subject to the 9 staff conditions, striking condition number 5.

Commissioner Davis seconded the motion.

Roll call vote:

Commissioner Conder	Yes
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	Yes
Chairman Woodruff	Yes

Unanimous – C-9-2008 – Approved

C-10-2008

Adam Maher

Cabco 5600

2572 South 5600 West

M Zone (4.3 Acres)

The applicant, Adam Maher, is requesting a conditional use permit for a retail/office and storage unit facility. The zoning for this area is M, Manufacturing. The West Valley City General Plan anticipates Light Manufacturing and Mixed-Use development for this area. The surrounding zone is M to the east, west and north. The area to the south, across the Riter canal, is C-2 and RM. The surrounding uses include vacant land to the east and west, a truck repair and fabrication company to the north, the Riter Canal to the south with vacant land planned for condos, townhomes and a commercial shopping center.

The site consists of 11,866 square feet of storage unit space, which includes an on site managers apartment and rental office space, and 11, 866 square feet of retail/office space. The 2 - 3,000 square-foot pad sites along 5600 West will be developed and reviewed as a conditional use at a later date. However, the architecture shall be compatible with this phase and the site design shall be as proposed on the approved site plan submitted with this application. A new City road is proposed through this site and the remaining property on the west side of this road will remain undeveloped at this time. The applicant, Adam Maher, has indicated that this area may be used for an additional 44, 224 square feet of storage unit space but it is not part of the application at this time and any proposal would need to come before the Planning Commission for conditional use review.

The building is constructed out of a combination of stucco and split face block. The front building has a lot of undulating in the façade and exceeds the requirements in the Building Relief Section of the Commercial Design Guidelines but they do not meet the Building Design Treatment requirements. However, since this is reviewed as a conditional use the Planning Commission may review alternative treatments to the building to determine if they meet the intent of the ordinance. Therefore, the applicant is requesting that the awnings along the front of the building be counted towards the Building Design Treatment requirements. Also, staff has suggested that some undulation, color and material change be added to the rear building to meet the primary façade requirements and the applicant is requesting that the concrete header be considered as

architectural banding in the Building Design Treatment requirements.

This area is located within the 5600 West Overlay Zone and must comply with the landscaping, streetscape and architectural requirements set forth in section 7-22-400, of the West Valley City Code. The site contains 17% landscaping, which exceeds the 15% required in a manufacturing zone. However, currently the site plan does not show the 5600 West Streetscape improvements but the applicant shall be submitting alternative plans. The setback for the rear portion of the site is proposed as 20' so a 2'-3' berm must be included in this setback area. Staff suggests trees and shrubs be planted in this setback area as well to further screen the storage unit wall from the street. Trees shall be planted in the parkstrip along both sides of the new City road at an interval of 1 tree for every 30-feet. The tree to be planted in the parkstrip shall be from the list provided in the 5600 West Overlay Zone section of the West Valley City Code. The details and design of the new City road and bridge across the Riter canal currently have not been determined and the applicant shall coordinate this through the West Valley City Public Works Department.

The access along 5600 West shall be designed and approved according to UDOT standards. The applicant has specified that UDOT is requesting the access be located as far to the north as possible so it can be combined with the adjacent property at a later date.

The parking provided on site meets the requirements of the West Valley City Code. Pedestrian connections shall be provided through the development which tie the pad sites to the primary building. Additionally, parking spaces for bicycles must be provided on site.

Fencing has been proposed along the north and south sides of the site. Staff recommends that the fencing along the canal be black vinyl coated chain link.

The applicant is proposing one monument sign for this development. The sign would be ten-feet tall and 100 square feet. The location shall be in accordance with the West Valley Sign Ordinance and will be reviewed as a separate building permit because the current site plan submitted does not show the 5600 West Streetscape configuration. The base must be masonry and coordinate with the materials used throughout this project. Wall signage is proposed to be located in the area provided above the window awnings.

Staff Alternatives:

Approval, subject to the resolution of any concerns raised at the public hearing, as well as the following conditions:

1. The building and site shall be constructed per the approved plans in accordance with the West Valley City Commercial Design Guidelines and the 5600 West Overlay Zone.
2. The awnings along the front of the building may be counted towards the Building Design Treatment requirements.

3. Some undulation, color and material change be added to the rear building to meet the primary façade Building Relief requirements and the concrete header may be considered as architectural banding in the Building Design Treatment requirements.
4. Signage must comply with the West Valley Sign Ordinance
5. A 6' tall masonry enclosure must be provided for dumpsters located on the site and all mechanical equipment shall be screened.
6. All requirements of affected departments and agencies must be met including UDOT and West Valley City Public Works.
7. The future pad sites shall be reviewed as a conditional use by the Planning Commission in a public hearing. The architecture shall be compatible with this phase and the site design shall be as proposed on the approved site plan submitted with this application.
8. The fencing along the canal shall be black vinyl coated chain link.
9. Trees and shrubs shall be planted in the building setback area adjacent to new City road to adequately screen the storage unit wall from the street.
10. Trees shall be planted within the parkstrip along the new City road and the Riter canal at an interval of one tree for every 30-feet. Trees shall be chosen from the list provided in the 5600 West Overlay Zone.

Continuance, to allow for the resolutions of any issues raised at the public hearing.

Applicant:

Adam Maher
5125 W. 2100 S.

Discussion: Hannah Thiel presented the application. Chairman Woodruff stated that this application encompasses the main building and clarified that the applicant would now like the pads to be considered in this application. Chairman Woodruff asked Nicole Cottle, Deputy City Attorney, if it is reasonable for the applicant to modify the application after the study session. Nicole Cottle replied that her legal suggestion is to move for a continuance to allow staff adequate time to determine any appropriate conditions. The applicant, Adam Maher, stated that there was a miscommunication on this topic. He explained that this application has always included the entire site plan with all the elevations. The concept that was discussed was whether or not the pads could be phased rather than built all at once. Chairman Woodruff stated that pads typically come in as a separate

application which could have led to the misunderstanding. Nicole Cottle added that the elevations for the pads can be approved but the pads themselves will need to come back to the Planning Commission for conditional use approval.

Mr. Maher stated he is not just a contractor and that this is a family owned business. His family has been in West Valley City for 16 years and is excited to develop and begin this project. Mr. Maher explained the type of retail storage this project will provide and stated that he is aware of all traffic concerns and added that he will meet all safety requirements.

Commissioner Conder noted that some of the storage units appeared smaller and enclosed and asked if some units are more than one level high. Mr. Maher replied that there are no storage units that go higher than one level and stated that many people request enclosed units to protect valuables from weather damage. Mr. Maher explained the various size of the units and their uses.

Commissioner Conder asked if the wrought iron fence goes around the front of the length of the entire boundary. Mr. Maher replied that the vinyl chain-link fence goes along two separate property lines. Mr. Maher added that he is concerned about the visual impact on his property bordering un-maintained land owned by Kennecott.

Commissioner Jones asked what Mr. Maher is planning on building first. Mr. Maher stated that everything east of Glen Eagle's and west of 5600 west will be developed first. Commissioner Jones asked if there were any potential tenants on the front pads. Mr. Maher stated that he has had multiple requests for fast food restaurants, a title company, and a doctor's office. Mr. Maher added that he is looking for offices that have retail type exposure. Commissioner Fuller asked Ms. Thiel to clarify the architectural banding. Ms. Thiel explained the banding would be provided on the roof and added that it is commonly lower on the building.

Commissioner Mills stated that staff should be allowed the benefit of reviewing the elevations again and would prefer the application be continued. Commissioner Matheson stated that he believes it's clear what is going to happen and stated that conditions can be set to make this as nice as possible. Chairman Woodruff stated that he felt there is not enough information on the sign and isn't comfortable with the driveway being so close to the property line.

There being no further discussion regarding this application, Chairman Woodruff called for a motion.

Motion: Commissioner Matheson moved for approval subject to the 10 staff conditions, adding that signage will fully be reviewed in the future, the pads will come back as conditional uses, non-paint banding will be accomplished on the rear building line, and the concrete header will not be considered as banding.

Commissioner Davis seconded the motion.

Roll call vote:

Commissioner Conder	No
Commissioner Davis	Yes
Commissioner Fuller	Yes
Commissioner Jones	Yes
Commissioner Matheson	Yes
Commissioner Mills	No
Chairman Woodruff	Yes

Majority – C-10-2008– Approved

PLANNING COMISSION BUSINESS

Approval of minutes from February 27, 2008 (Regular Meeting) **Approved**

Approval of minutes from March 12, 2008 (Regular Meeting) **Approved**

There being no further business, the meeting adjourned at 5:05 p.m.

Respectfully submitted,

Karon Jensen, Executive Secretary